

Vicinity Map
Scale 1"=2000'

LAND SURVEY PLAT

Tract 4, "Replat of Block VII ADAMS First Addition,
Anderson Tracts"
Section 9 Township 3 North Range 75 West 6th P.M.
Reception No. 195875
County of Grand, State of Colorado

LEGAL DESCRIPTION

Tract 4 of Replat of Block VII, ADAMS First Addition, Anderson Tracts as recorded in the Grand County Public Records at Reception No. 195875, located in Section 9, T3N, R75W of the Sixth P.M., County of Grand, State of Colorado. Containing 0.447 acres, more or less.

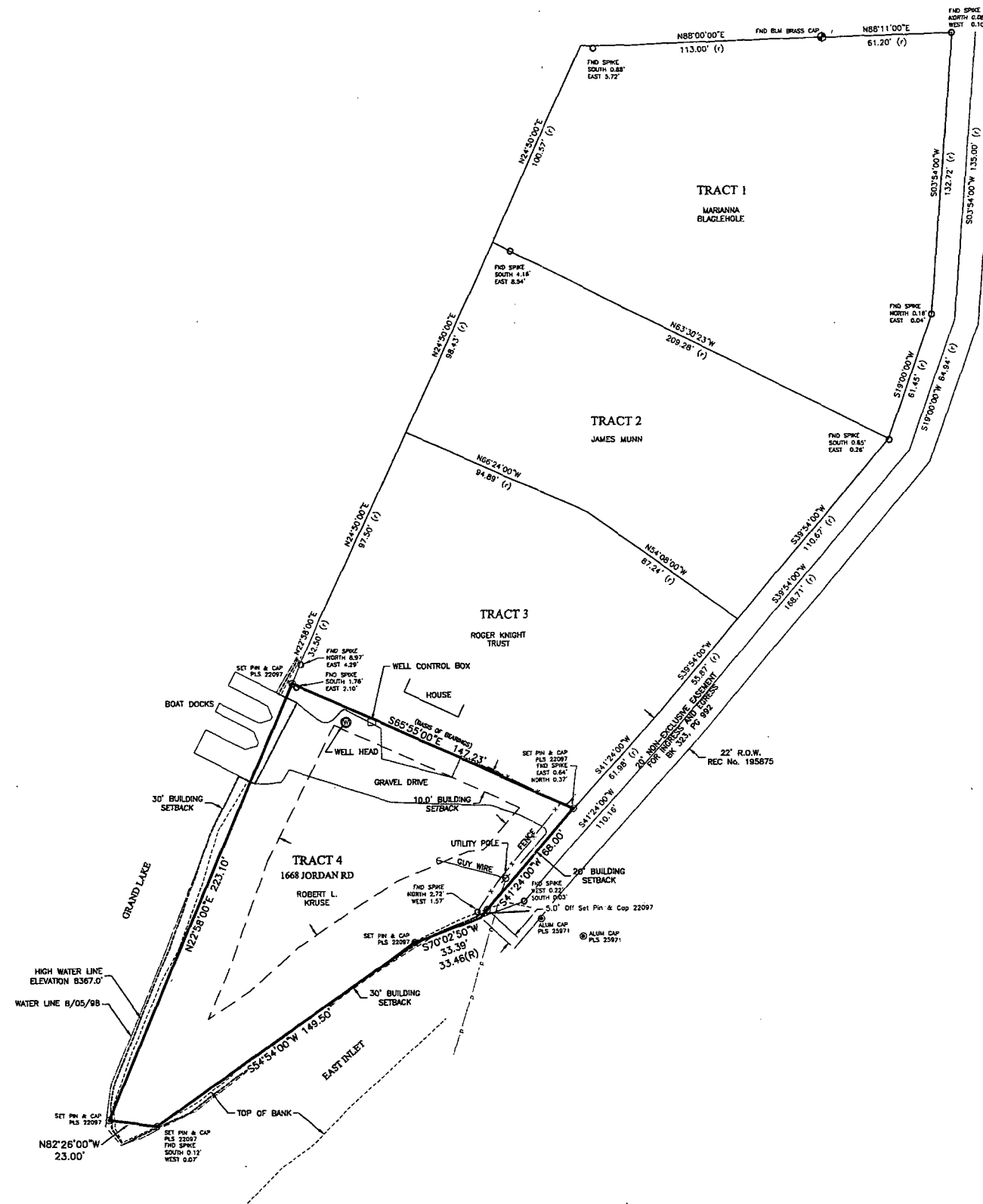
NOTES:

- The purpose of this survey is to reestablish the boundary lines of Tract 4 as shown on that map titled Replat of Block VII, ADAMS First Addition, Anderson Tracts as recorded in the Grand County Public Records at Reception No. 195875, prepared by C.W. McClelland. (see note 4 below.)
- The following documents were utilized in the preparation of this survey:
a.) "Replat of Block VII, ADAMS First Addition, Anderson Tracts, Sect. 9, T-3-N, R-75-W." Recorded in the Grand County Public Records at Reception No. 195875.
b.) Deed between T.W. Anderson and Robert L. Kruse recorded in Book 323 at Page 892, Reception No. 201155.
c.) Unrecorded map prepared by Department of the Interior Bureau of Reclamation titled Grand Lake Area North Fork Diversion and Shadow Mountain Lake dated November 18, 1936 drawer number 245-D-121.
- A 30' setback from the high water line is shown hereon. The high water line as established by the Bureau of Reclamation is at elevation 8367.0. The bench mark used to establish the high water elevation was obtained from the Bureau of Reclamation and is described as follows: a brass tablet set in the entry of the pump house building at the West Portal stamped GL 1, 1950 USBR with an elevation of 8375.97.
- Portions of this tract and other tracts within this subdivision replat, as shown on this drawing and on that recorded plat prepared by C.W. McClelland, encroaches into the high water line as established by the Bureau of Reclamation. There is evidence to support an opinion, pursuant to permits issued in 1907 and 1915, that all boundary lines, with the exception of the Town of Grand Lake, go to the high water line. Research to determine the validity, effects and repercussions of this apparent conflict was not conducted by this surveyor. An attorney should be contacted regarding this matter.
- Called for monumentation per the record plat is as follows: "all lot corners are pin and markers L.S. 3680". No original monumentation was found. Found spikes, as shown hereon, are assumed to have been set by C.W. McClelland, although all found spikes are uncalibrated and have no reference markings as to who established the monument position. It is apparent that these found spikes are not the original monumentation as called for on the record plat, that they have been set at various offsets to the actual corner and appear to have been recently set.
- Basis of Bearings is the property line between Tract 4 and Tract 3, as monumented with a number 5 rebar and aluminum cap PLS 22097 at each end, and is assumed to bear S85°55'00"E.
- According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- GEOSURV Inc. prepared this survey without the benefit of a current title report. This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine:
a.) ownership of the tract of land.
b.) competency of this description with those of adjacent tracts of land.
c.) rights of way, easements and encumbrances of record affecting this tract of land.
- Any person, who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-6-508, C.R.S.
- These premises are subject to any and all easements, rights of way, variances and or agreements as of record may appear.

SURVEYOR CERTIFICATE

I, E.J. Grabowski, a Professional Land Surveyor licensed in the State of Colorado, hereby state, for and on behalf of GEOSURV Inc., to, and only to, Robert L. Kruse, that a survey, made on the ground of the hereon described premises, was conducted by me or under my responsible charge during the month of August, 1999, that said survey and the attached print hereon were made in substantial accordance with C.R.S. 38-51-106 "Land Survey Plat" and is accurate to the best of my knowledge, information and belief. The notes are made a part of this certification.

E.J. Grabowski
PLS 22097



LEGEND

- SET PIN AND CAP PLS 22097
- FOUND SURVEY MONUMENT AS NOTED
- FOUND SECTION CORNER AS NOTED

SHEET 1 OF 1



Official Use Only Grand County, Colorado

STATE OF COLORADO
County of Grand
Filed for recording
day of April, 1999
at 10:34 AM
Recorded in Book 323 at Page 892
SARAL ROSE
Deputy

Date of Survey 8/2/99
Drawing File 8911
Last Number 8911

9 3N 75W